



201805110003

05/11/2018 09:05 AM Pages: 1 of 2 Fees: \$75.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Mr. and Mrs. Timothy R Manns
1220 S. 11th St
Mount Vernon, WA 98274

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-166936-OE ✓

Land Title and Escrow Statutory Warranty Deed

THE GRANTORS MARY JON VANCE and ROGER E. RIDGWAY, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY R. MANNS and BRENDA L. CUNNINGHAM, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The South 95 feet of the North 370.01 feet of that portion of the Northeast ¼ of the Northeast ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., lying East of 13th Street, as established in the City of Mount Vernon,

EXCEPT the East 90 feet thereof.

Situate in the County of Skagit, State of Washington.
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to those shown on Schedule "B-1" of Land Title Company's preliminary commitment no. 01-166936-OE.

Tax Parcel Number(s): P28587, 340429-2-014-0003

Dated May 8th, 2018.

Roger E. Ridgway
Roger E. Ridgway

Mary Jon Vance by Roger E. Ridgway
Mary Jon Vance by Roger E. Ridgway by Power of Attorney
E. Ridgway by POA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181934
MAY 11 2018

Amount Paid \$ 5,309.⁴⁰
Skagit Co. Treasurer
By MM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 7th day of May, 2018 before me personally appeared Roger E. Ridgway, to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Mary Jon Vance and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



Kim M. Smith
Kim M. Smith
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-20-2018